

1 WEST VALLEY CITY, UTAH

2
3 ORDINANCE NO. _____

4
5 Draft Date: 03/17/2015

6 Date Adopted: _____

7 Date Effective: _____

8
9 AN ORDINANCE AMENDING SECTION 7-6-1605 OF THE
10 WEST VALLEY CITY MUNICIPAL CODE TO CLARIFY
11 HEIGHT REQUIREMENTS IN THE CITY CENTER ZONE.
12

13 WHEREAS, the City Center Zone is intended to serve as a vibrant, mixed use downtown
14 area for the City; and

15
16 WHEREAS, there is also a mix of single family homes just outside the Zone; and

17
18 WHEREAS, the City desires to clarify how height standards are applied in the City
19 Center Zone to create a transition between tall buildings in the middle of the City Center Zone
20 and single family homes just outside the Zone; and

21
22 WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is
23 in the best interest of the health, safety, and welfare of the citizens of West Valley City to amend
24 Section 7-6-1605 of the West Valley City Municipal Code.

25
26 NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City,
27 Utah, as follows:
28

29 Section 1. Repealer. Any provision of the West Valley City Code found to be in
30 conflict with this Ordinance is hereby repealed.
31

32 Section 2. Amendment. Section 7-6-1605 of the West Valley City Municipal Code
33 is hereby amended to read as follows:
34

35 7-6-1605. STANDARDS FOR ALL PROPERTIES.
36

37 ~~(7) Building Height. All buildings shall meet the following standards:~~
38

- 39 a. ~~The maximum building height for all buildings within 100' of 3650 South shall be 3~~
40 ~~stories. The maximum building height for all buildings on the north side of 3500~~
41 ~~South that are within 100' of an existing single family residential zone shall be 24'.~~
42 ~~Such buildings shall maintain a 10' setback from the property line of adjoining~~
43 ~~property within an existing single family residential zone. The maximum building~~
44 ~~height for all buildings on the north side of 3500 South that are over 100' from an~~
45 ~~existing single family residential zone shall be 5 stories.~~

- b. ~~The minimum building height for all buildings within 100' of 3650 South shall be 2 stories or 24'. The minimum building height for all buildings on the north side of 3500 South that are within 100' of an existing single family residential zone shall be 2 stories or 24'. The minimum building height for all buildings on the north side of 3500 South that are over 100' from an existing single family residential zone shall be 3 stories or 36'. For all other buildings, the minimum building height shall be 5 stories or 60'.~~
- e. ~~The minimum building height for accessory buildings shall be 1 story.~~

(7) Building Height. All buildings shall meet the following height requirements:

In order to create the downtown area intended for City Center, the building height requirements shall be applicable for all buildings such that a single building may be subject to more than one height requirement. In such cases, each portion of the single building shall comply with the height requirement where it is located.

- a. Buildings located in between 3650 South and 3500 South shall be a minimum of 5 stories or 60', except for buildings, or portions thereof, located within the first 100' north of 3650 South. Buildings, or portions thereof, located within the first 100' north of 3650 South shall be a minimum of 2 stories or 24' and a maximum of 3 stories. All buildings, or portions thereof, located outside the 100' feet north of 3650 South shall meet the 5 story or 60' minimum.
- b. Buildings located north of 3500 South shall be a minimum of 3 stories or 36' and a maximum of 5 stories, except for buildings, or portions thereof, located within 100' of a residential zone. Buildings, or portions thereof, located within 100' of a residential zone shall be 2 stories and not exceed 24'. Such buildings shall maintain a 10' setback from the property line of adjoining property within an existing single family residential zone. All buildings, or portions thereof, located outside the 100' of a residential zone shall meet the minimum 3 story or 36' minimum, maximum 5 story requirements.
- c. For all locations in the City Center zone, the minimum building height for accessory buildings shall be 1 story.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2015.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER